

EXHIBIT A

August 17, 2021

To: Griffith Town Council

Re: Petition 2021-03

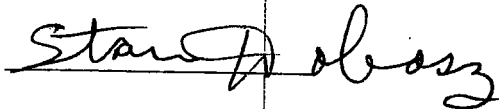
On August 16th, 2021, the Plan Commission held a public hearing on the petition of 709 East Elm, LLC, by Sue Morrison and Karl Seger, to rezone 709 East Elm Street from an R2 Single - Family Residence District to an R3 Single - to Four- Family Zoning District., which property is more particularly described as follows:

Lots 47, 48 and the north 15 feet of Lot 46 in Block 3 in the Town of Griffith, as per Plat thereof, Recorded in Plat Book 2 page 45, in the Office of the Recorder of Lake County, Indiana.

At the conclusion of the public hearing the Plan Commission made the following Findings:


1. IC 36-1-3-2 confers on all local units the powers they need for the effective operation of government as to local affairs which includes updating its Zoning Ordinance and Zoning Map.
2. The subject property is a 3 unit residential building which was built many years ago and clearly does not belong in an R2 Zoning District.
3. The changing of the zoning from R2 to R3 will not be detrimental to the surrounding property owners as the 3unit residential building has existed there for many years.
4. The amendment to the zoning ordinance is warranted since the subject property does not fit into the definition and requirements of an R2 zoning District and clearly fits into the description and requirements of an R3 Zoning District.

Therefore, The Plan Commission makes a FAVORABLE RECOMMENDATION to the Town Council to rezone 709 East Elm Street from R2-Single Family Residence District to an R3 Single - to Four - Family Zoning District.

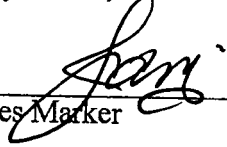


Respectfully Submitted,
Stan Dobosz, Secretary

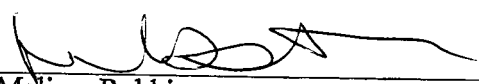
ORDINANCE NO. 2021- 39



Larry Ballah, Vice-President



James Marker

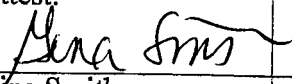


Melissa Robbins



Tony Hobson

Attest:



Gina Smith
Clerk-Treasurer

AN ORDINANCE REZONING CERTAIN REAL ESTATE WITHIN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA, FROM R2 SINGLE FAMILY RESIDENTIAL TO R3, SINGLE TO FOUR-FAMILY RESIDENTIAL AND AMENDING THE TOWN OF GRIFFITH ZONING ORDINANCES AND ZONING MAP

WHEREAS, IC § 36-1-3-2 confers upon all local units the powers that they need for the effective operation of government as to local affairs; and

WHEREAS, the Town Council of the Town of Griffith, Lake County, Indiana, sees fit to update and revise its Zoning Ordinance and Zoning Map pursuant to recommendation by its Planning Commission; and

WHEREAS, Sue Morrison and Karl Seger has filed a petition with the Plan Commission of the Town of Griffith, Indiana (hereinafter the "Commission"), to cause 709 East Elm Street, Griffith, Indiana to be rezoned from R2, Single Family Residential, to R3, Single to Four-Family Residential, which real estate (hereinafter the "Real Estate") is more particularly described as follows:

Lots 47, 48 and the north 15 feet of Lot 46 in Block 3 in the Town of Griffith, as per Plat thereof, Recorded in Plat Book 2 page 45, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 709 East Elm Street, Griffith, Indiana.

WHEREAS, the Plan Commission, after public hearing held on August 16, 2021, has recommended that the Zoning Ordinance be amended, and, has certified said recommendation to the Council pursuant to Indiana Code Section § 36-7-4-605, as required by Indiana Code § 36-7-4-608(b), so as to provide that the Real Estate be classified from R2, Single Family Residential District, to R3, Single to Four-Family Residential District, and has made the following findings as required by said Chapter 86 of the Zoning Ordinance:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

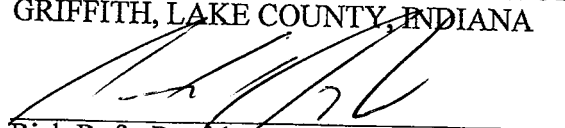
NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Griffith, Lake County, Indiana, that the findings of the Plan Commission are hereby adopted, that its Zoning Ordinance is hereby amended and modified and that the Real Estate, all lying within the municipal corporate limits of the Town of Griffith, Lake County, Indiana, to wit: 709 East Elm Street be re-zoned as a R3, Single to Four-Family Residential, and the Zoning Map of the Town of Griffith should be amended accordingly.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that any and all such Ordinances or parts of Ordinances of the Town of Griffith that are in conflict with the provisions of this Ordinance are hereby repealed and of no further force or effect.

NOW, THEREFORE, BE IT FURTHER ORDAINED, that this Ordinance shall be in full force and effect after its passage and posting in accordance with IC 36-5-2-10.

PASSED AND ADOPTED by the Town Council for the Town of Griffith, Lake County, Indiana this 17th day of July, 2021.

COUNCIL MEMBERS OF THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA


Rick Ryfa, President